

Bethel Planning Commission
Minutes for Meeting of 06/20/07

Page 1 of 2

Attending: Davis Dimock (Chair), Peter Dohrn, Carla Hodgdon, Eric Richardson, Cecil Washburn, Craig Wortman.

Guests: Dick Adams, Penny & Stuart Chase, John Kresser, Fred Dieffenbach, Malcolm Fitzpatrick (Braintree), Jens Hilke (Vt Dept. of Fish & Wildlife), David Hodgdon, Tim Mills, Tina Ruth (Braintree), Victoria Weber, Derrick Wright.

1. **Call to Order:** 7:00 PM.
2. **Presentation:** Community Wildlife Program – ‘Zoning to Protect Habitat’. Jens Hilke provided an informative and thought-provoking slideshow and discussion on Bethel’s geographic features as influences on wildlife habitat, migration, and thriving. He utilized aerial maps and existing wildlife inventories to illustrate how planning and development can help or hinder co-habitation. The presentation was followed by a short question and answer period as well as information on available state resources to implement Town goals pertinent to wildlife. He is available to assist town groups pursue conservation projects.
3. **Review / Set Agenda:** Item 5 in the draft Agenda should read ‘ - Meeting of **05/16/07.**’
4. **Correspondence:** (a) TRORC Regional Plan adopted 05/30/07 and effective 07/04/07- for reference; (b) electronic news release regarding Ready Campaign- file; (c) summary of TRORC review of three town plans (Woodstock, Royalton, Chelsea)- file; (d) Aiken RC & D Newsletter- file; (e) Septic & water permit, Camp Brook Road, Pratt/Washburn- file; (f) copy of ANR response to ‘Request for reconsideration’, Oren/Rock of Ages- file. Davis mentioned correspondence he had received at home: permit request for gravel removal, Sand Hill Road, Pratt_Placey/Town of Bethel- this will be filed when available.
5. **Minutes: Meeting of 05/16/07:** Approved as distributed in draft on 05/17/07.
6. **Materials for and Date of Public Hearing:** Carla distributed final copies of the proposed changes in the Zoning Ordinance and Subdivision Regulations and proposed changes in the Flood Hazard District: some additional ‘word-smithing’ in Articles IV and V of the Subdivision Regulations had been necessary following changes made at the May meeting... these were reviewed and approved by consensus. To provide at least 30 days public warning, and presuming publication of a warning in The Herald of June 28th, August 1st was agreed on for a public hearing on these proposed changes. Davis will coordinate publishing notice with the Town Office. Carla will assure packets are mailed to abutting towns, Two Rivers, and DHCA, as well as Town officials.

Addendum: Delbert Cloud clarified that we only need to assure 15 days public warning, so publication in The Herald will be postponed until closer to August 1st. DHCA has a form that should accompany amendments to town regulations, and should it be required (we believe that all information is covered in Davis’ cover memo), there should be time for it to be filed and still stay within prescribed timeframes.

7. **Review Final Report of Build Out Analysis:** (Carla shared that a copy of this report has been included in the final report submitted for the Municipal Planning Grant.) For the next meeting, each member will scrutinize the report’s sixteen recommendations (nine regarding zoning/subdivision, seven regarding housing) and be prepared to discuss the

Two recommendations they feel should be pursued/implemented ('the best' for Bethel) and the two they feel should not be considered at this time ('the worse').

8. **Emergency Card for Public Distribution:** Changes incorporated from our previous meeting were recognized as producing a final draft. Davis will forward the 'card' with a cover memo to the Select Board via both email and surface mail.
9. **OTHER:**
 - a) **Membership chart:** An up-dated version for June 2007 was distributed to all members with a copy to the Town Manager.
 - b) **Lighting Manual:** We believe that Joanne has this... Carla will see about having it move along to Commission members that have yet to look it over in preparation for discussion at our regular August meeting.

10. **Next Meeting / Agenda Items:**

There will be no meeting in July.

PUBLIC HEARING ON AUGUST 1st for the proposed changes to the Zoning Ordinance/Subdivision Regulations and Flood Hazard Regulations: 7:00 PM at the Bethel Town Office.

NEXT MEETING: WEDNESDAY, AUGUST 15TH
AGENDA ITEMS:

- a. **Recommendations from Build Out Analysis Report**
- b. **Lighting Manual concepts relevant to Bethel.**

11. **Adjourn:** 8:55 PM.